



00-0-0863

City Council
Atlanta, Georgia

AN ORDINANCE
BY: ZONING COMMITTEE

U-00-15
5-16-00

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. Under the provisions of Section 16-06.005(1)c) of the Zoning Ordinance of the City of Atlanta, a Special Use Permit for a **Church** is hereby approved. Said use is granted to **Greater Fair Hill Baptist Church** and is to be located at **701 and 712 Hamilton E. Holmes Drive, N.W.** to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot **208** of the **14th** District, Fulton County, Georgia, being more particularly described by the attached legal description.

SECTION 2. That this amendment is approved under the provisions of Section 16-25.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Special Use Permits, Procedural Requirements," and the Director, Bureau of Buildings, shall issue a building permit only in compliance with the applicable provisions of this part. The applicable conditional site plan and any other conditions hereby imposed are enumerated by attachment. The Special Use Permit hereby approved does not authorize the violation of any zoning district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

A true copy,

Rhonda Daughin Johnson
Municipal Clerk, CMC

ADOPTED by the Council
RETURNED WITHOUT SIGNATURE OF THE MAYOR
APPROVED as per City Charter Section 2-403

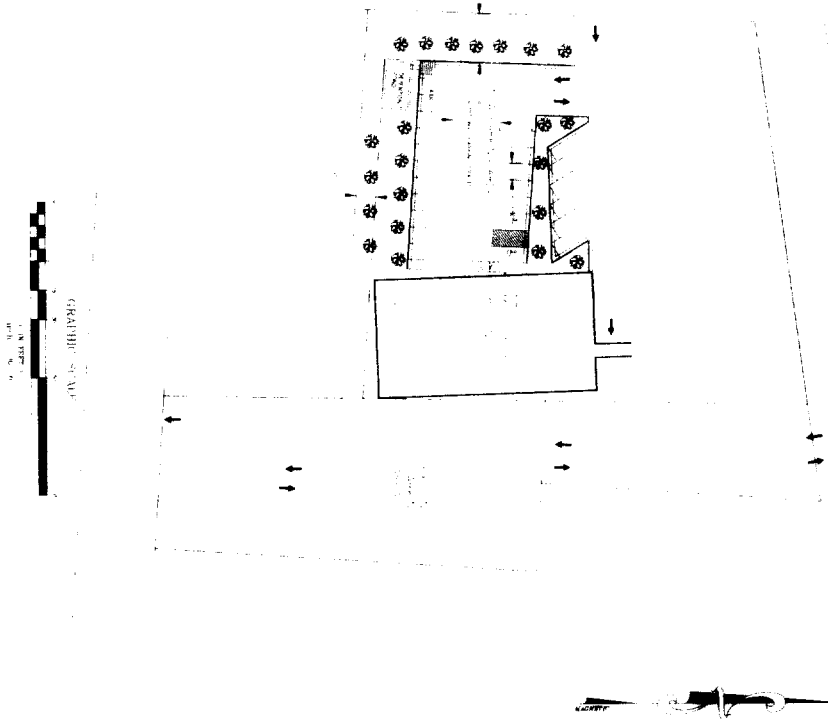
AUG 07, 2000

AUG 16, 2000

CONDITIONS FOR U-00-15

1. Site plan entitled "Greater Fairhill Baptist Church, Multi-Purpose Building Addition, Site Plan" prepared by Metrocorp Development Enterprises, Inc., undated and marked received by the Bureau of Planning June 27, 2000.

GREATER FARHILL BAPTIST CHURCH
712 / 701 HAMILTON E. HOLMES DRIVE



11-00-151
11-74-41

S-1



METROCORP DEVELOPMENT ENTERPRISES, INC.
1001 E. JENNER ST., SUITE 100
ATLANTA, GEORGIA 30316
TELEPHONE: (404) 525-1100
FAX: (404) 525-1101

GREATER FARHILL BAPTIST CHURCH
MULTI-PURPOSE BUILDING ADDITION
SITE PLAN

NO. DATE REVISION DESCRIPTION

DRAWING NO.
DRAWN BY
CHECKED BY
JOB NO.

THIS DRAWING IS COPYRIGHTED
BY THE ORIGINAL DESIGNER AND
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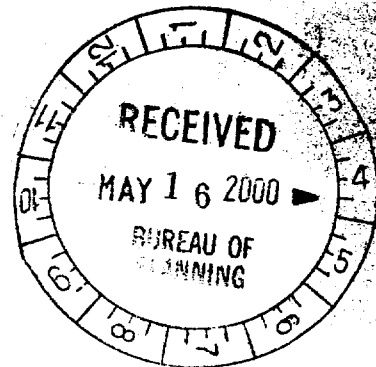


701 Hamilton E. Holmes Drive

EXHIBIT "A"

ALL that tract or parcel of land lying and being in Land Lot 208 of the 14th District, Fulton County, Georgia, being part of Lot 10 and a 5-foot strip off the north side of Lot 11, Rockwood Park near Center Hill, as per plat recorded in Plat Book 5, pages 174 and 175, Fulton County Records, and being more particularly described as follows:

BEGINNING at a point of the easterly side of Hightower Road a distance of 90 feet northerly as measured along the easterly side of Hightower Road from the corner formed by the intersection of the easterly side of Hightower Road with the northerly side of Woodrow Avenue; running thence northerly along the easterly side of Hightower Road a distance of 100 feet to Lot 9, said subdivision [said point also being 95 feet southerly as measured along the easterly side of Hightower Road from the corner formed by the intersection of the easterly side of Hightower Road with the southeasterly side of Rockwood Avenue]; running thence easterly along the southerly line of said Lot 9 a distance of 195 feet to Lot 12, said subdivision; running thence southerly along the westerly line of said Lot 12 a distance of 100 feet to a point; running thence westerly 195 feet to the easterly side of Hightower Road and the point of beginning; being improved property and having a house located thereon known as No. 701 Hightower Road, according to the present system of numbering houses in the City of Atlanta, Georgia, as per survey prepared by A. S. Giometti, dated July 16, 1980.



U-00-151

U-74-41

Sheet 1 of 4

Sheet 2 of 4

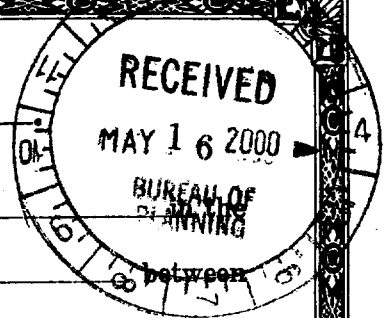
Form No. 214 WARRANTY DEED (Long Form)

712 Hamilton E. Holmes Drive

1870 u-00-15/u-74-41

BOOK 3258 PAGE 290

1552637
STATE OF GEORGIA, County of FULTON



THIS INDENTURE, Made this 6th day of September
Year of Our Lord One Thousand Nine Hundred and fifty-seven

THE TRUSTEES OF HIGHTOWER RD. BAPT. CHURCH

of the State of Georgia and County of Fulton of the first part, and
THE TRUSTEES OF FAIRHILL BAPTIST CHURCH

of the State of Georgia and County of Fulton of the second part.

WITNESSETH: That the said part ies of the first part, for and in consideration of the sum of Ten (\$10.00) Dollars and other valuable considerations - Dollars, - in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, ha ve granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell and convey unto the said part ies of the second part, their successors heirs and assigns, all that tract or parcel of land lying and being in Land Lot 208 of the 14th District of Fulton County, Georgia, being Lot 9 of the Rockwood Park Subdivision, as per plat recorded in Plat Book 5, Page 175, Fulton County Records, and being more particularly described as follows:

BEGINNING at the southeast corner of the intersection of Hightower Road and Rockwood Avenue and running thence south along the east side of Hightower Road, ninety-five (95) feet to a point at the northwest corner of Lot 10 of said Subdivision; thence running east along the north line of said Lot 10, two hundred (200) feet to a point thence running north one hundred thirty-six (136) feet to a point on the southerly side of Rockwood Avenue; thence running in a westerly direction along the southerly side of Rockwood Avenue, two hundred two and nine tenths (202.9) feet to the point of beginning.

The above described property was acquired by Grantor herein in the

DEED TO SECURE DEBT

2624366

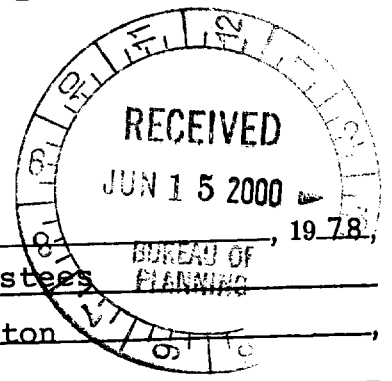
STATE OF GEORGIA

Fulton

COUNTY OF _____

U-00-15

Sheet 3 of 4



THIS INDENTURE, made this third day of March, 1978,
between Greater Fair Hill Baptist Church by its Trustees
of the State of Georgia and County of Fulton,
Grantor, and Citizens and Southern National Bank

of the State of Georgia and County of Fulton,
Grantee,

WITNESSETH: That, WHEREAS, Grantor is justly indebted to Grantee in the sum of Twelve
Thousand and 0/100's _____ Dollars (\$ 12,000.00),

in lawful money of the United States, and has agreed to pay the same, with interest thereon, according to the terms
of a certain note (the "Note") given by Grantor to Grantee, bearing even date herewith, with final payment being
due on March 15, 1981, the Note, by reference, being made a part hereof;

NOW, THEREFORE, in consideration of the premises and of the sum hereinabove set forth, Grantor has granted,
bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto Grantee the following
property, to-wit:

All that tract or parcel of land lying and being in Land Lot 208 of the
14th District of Fulton County, Georgia and being more particularly
described as follows:

BEGINNING at an iron pin on the North side of Woodrow Avenue, Two
Hundred One (201) feet East from the intersection of the North side
of Woodrow Avenue with the East side of Hightower Road (a 40-foot
Right-of-Way) as said streets are now located (said distance has
been formerly referred to as One Hundred Ninety Six (196) feet
East from the intersection of the North side of Woodrow Avenue with
the East side of Hightower Road); running thence East along the
North side of Woodrow Avenue, Seventy Eight (78) feet to an iron pin;
running thence North, One Hundred Ninety (190) feet to an iron
pin; running thence West, Eighty Three and six-tenths (83.6) feet to
an iron pin; running thence South, One Hundred Ninety (190) feet to
an iron pin located on the North side of Woodrow Avenue and the
point of beginning; being improved property and having a house
located thereon known as No. 2619 Woodrow Avenue, according to
the present system of numbering houses in the City of Atlanta,
Georgia; as per Survey prepared by C.E. Ruppe, Engineer, dated
January 18, 1961.

I certify that the Intangible Tax required by law on the notes prior to the recording of Security Deed
(@ \$1.50 per \$500 or fraction as shown by face of Security Deed) in the amount of \$ 36.00
tax has been paid, this 16 day of Mar, 1978.

No. 51548

WILLIAM LEE ROBERTS, Tax Commissioner -- By A. J. Maxwell Deputy.

GEORGIA, Fulton County, Clerk's Office Superior Court

Filed & Recorded, MAR 20 1978 at 9:18 A.M.

Antara J. Price CLERK



RFE/ewr

LTIC Case No. 1-050,286-P.

Lawyers Title Insurance Corporation

ATLANTA BRANCH OFFICE

DEED TO SECURE DEBT

EXECUTED

IN THE

STATE OF

GEORGIA**2375741**FULTON

County.

THIS INDENTURE, Made the 17th day of August, in the year
 one thousand nine hundred seventy-three, between

TRUSTEES OF FAIR HILL BAPTIST CHURCH

U-00-15

of the County of _____, and State of _____,
 the first part, hereinafter called Grantor, and

, as party or parties of

Sheet 4 of 4

CHURCH'S FRIED CHICKEN, INC.,
 a Corporation of the State of Texas

as party of the second part, hereinafter called Grantee

WITNESSETH, That Grantor, for the consideration hereinafter set forth, in hand paid at and
 before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has
 granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bar-
 gain, sell, alien, convey and confirm unto the said Grantee, ~~all that tract or parcel of land lying and~~
~~being in~~

All that tract or parcel of land lying and being in Land Lot 208 of the 14th
 District of Fulton County, Georgia, more particularly described as follows:

Beginning at a point on the southeasterly side of Rockwood Avenue 197.9 feet
 northeasterly, as measured along the southeasterly side of Rockwood Avenue,
 from the southeast corner of Rockwood Avenue and Hightower Road; which point
 is at the northeast corner of property now or formerly owned by The Trustees
 of Fairhill Baptist Church; running thence in a northeasterly direction along
 the southeasterly side of Rockwood Avenue 49.75 feet to the northwest corner
 of property now or formerly owned by Robert Williams; thence in a southerly
 direction along the west line of said Williams property 139.2 feet to a point;
 thence in a westerly direction 44.8 feet to the southeast corner of the Fairhill
 Baptist Church property, hereinabove referred to; thence in a northerly direction
 along the east line of said Church property 129.2 feet to the southeasterly side
 of Rockwood Avenue and the point of beginning, and being improved property known
 as No. 2618 Rockwood Avenue, N. W., according to the present numbering of houses
 in the City of Atlanta.

GEORGIA, Fulton County, Clerk's Office Superior Court

Filed & Recorded, AUG 23 1973 at 10:48 A.M. *Barbara J. Lince* CLERK

The Note secured hereby and hereinafter described represents a part of the

RCS# 2166
8/07/00
5:27 PM

Atlanta City Council

Regular Session

MULTIPLE

00-O-0874; 00-O-0872; 00-O-0871;
00-O-0863;
Adopt

YEAS: 9
NAYS: 0
ABSTENTIONS: 0
NOT VOTING: 5
EXCUSED: 1
ABSENT 1

Y McCarty	E Dorsey	NV Moore	Y Thomas
NV Starnes	NV Woolard	Y Martin	B Emmons
Y Bond	Y Morris	NV Maddox	Y Alexander
Y Winslow	Y Muller	Y Boazman	NV Pitts

MULTIPLE